

Station Creek Ranch

Ismay, Montana



\$1,790,000



Offered Exclusively By:
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Station Creek Ranch



Broker's Notes:

The Station Creek Ranch is a self sustaining highly productive Eastern Montana Ranch. There is a total of 2,451 acres — of which, 1,831 acres are deeded and 620 acres are lease ground. The topography is primarily creek bottoms and rolling hills. The ranch is well watered utilizing the multiple creeks that run through, along with reservoirs and wells. Irrigation water is pumped out of Fallon Creek and floods across the fields southeast of the headquarters.

Historically, the owner ran cow/calf pairs and puts up an ample amount of winter forage. A large stretch of pasture encompassing several miles on both sides of Fallon Creek and the confluence of Sandstone Creek and Fallon Creek provides more dense forage and good cover for livestock and wildlife. This area is well known for its big bucks both Whitetail and Mule Deer. You will also find pheasants and other upland game birds across the entire property.



DESCRIPTION:

Acreage:

2,451 +/- Total Acres

1,831 +/- Deeded Acres

460 +/- BLM Lease Acres

160 +/- State Lease Acres

Elevation: 2,600'

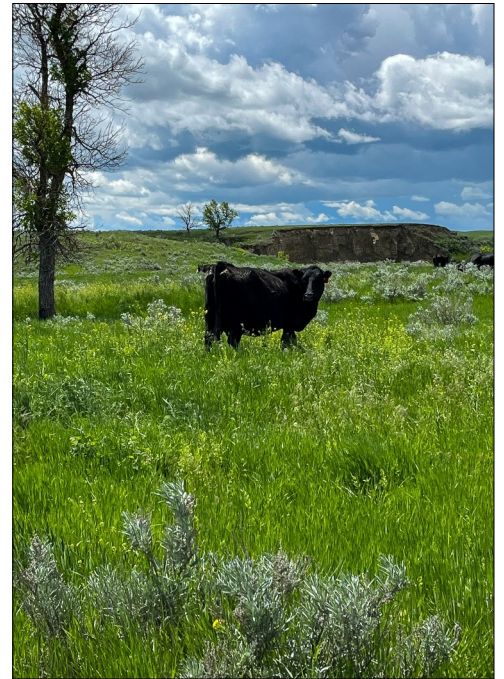
Taxes: \$1,980 (2022 est.)

Home: 2,400 sq. ft.

4BR/2BA

Livestock Barn

Shop



Water & Mineral Rights: Owner is retaining all owned minerals. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.





Montana

Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the "Best Last Place." Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place,*" Montana.





Summary:

A self sustaining, easily run livestock operation with adequate improvements. Fallon, Sandstone, and Station Creek bottoms and rolling topography with plentiful water make up this great ranch. A maintained county road at the town of Ismay is the access to the headquarters. Access to the pastures is adequate via both county road and interior ranch roads. Trophy deer genetics run through the area and the dense creek bottoms provide the cover needed for consistent pheasant populations. The historic well built home on the place enlightens one's stoic appreciation for western livestock operation. All of these attributes combined make for a unique opportunity in Eastern Montana.

Come join us for a tour of the Station Creek Ranch in "The Best Last Place".

PRICE: \$1,790,000

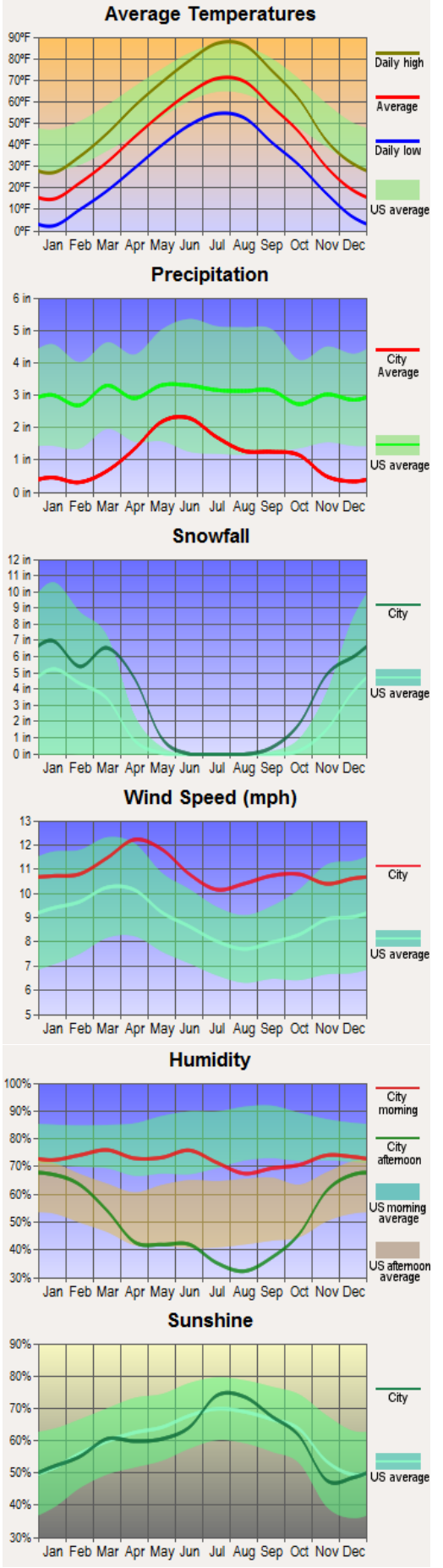
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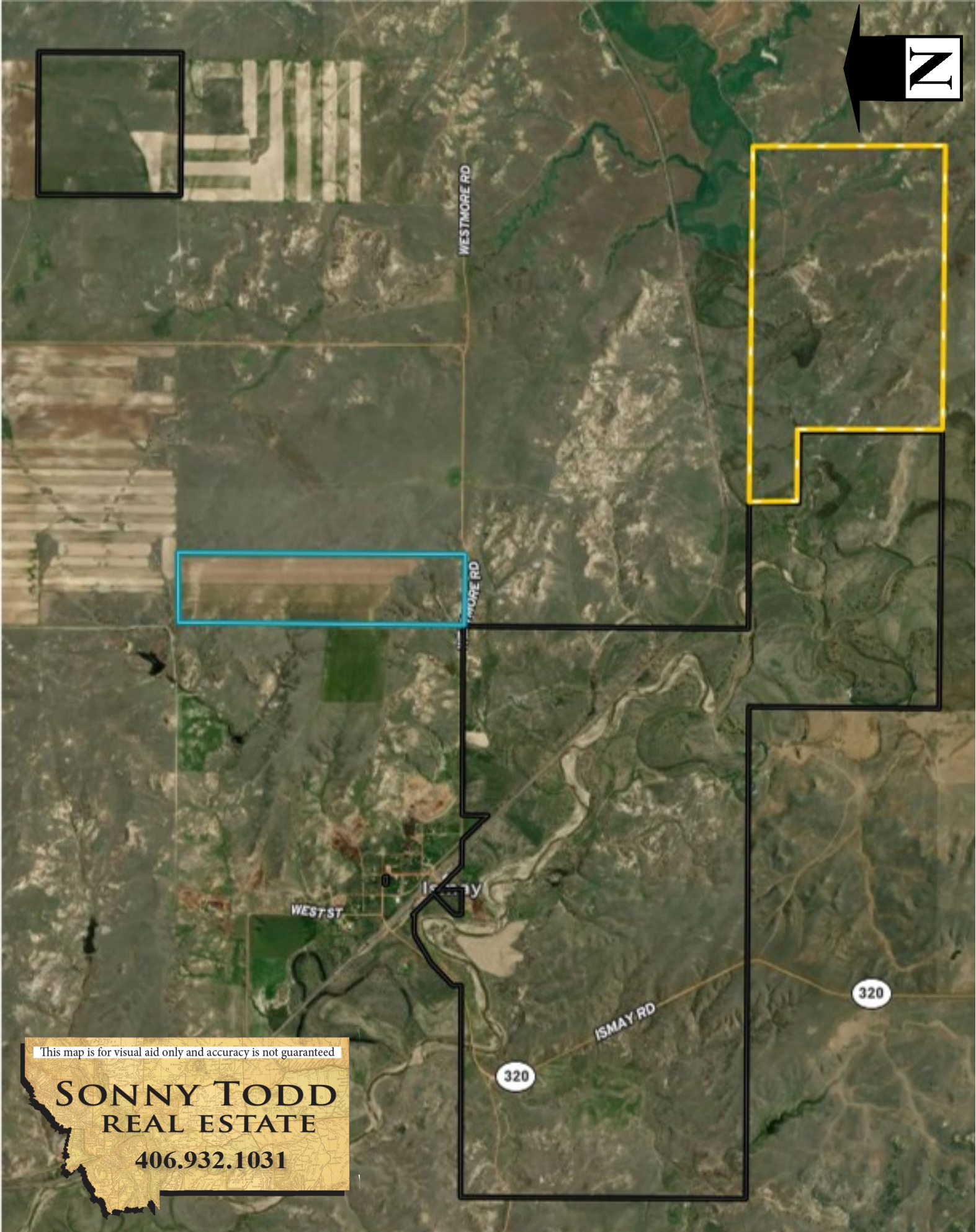
Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



Average Climate for Ismay, MT

Based on data obtained from city-data.com





This map is for visual aid only and accuracy is not guaranteed

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